

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES

July 5, 2006

PRESENT: Ms. Barb Grant, Vice Chair
Mr. David Grace
Ms. Gloria Lowther
Councillor Harvey
Mr. Walter Regan
Ms. Ann Merritt
Mr. Warren Hutt

ABSENT: Mr. Joel Matheson, Chair
Mr. George Murphy

STAFF: Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Thea Langille-Hanna, Senior Planner
Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. in the Program Room, Sackville Library, 636 Sackville Drive, Lower Sackville.

2. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Mr. Walter Regan, seconded by Mr. Warren Hutt that the agenda be approved as circulated. MOTION PUT AND PASSED.

Ms. Gloria Lowther arrived at 7:01 pm.

3. APPROVAL OF MINUTES - June 7, 2006

Correction: Ms. Gloria Lowther advised that on page 5 of the minutes her comments regarding cladding should be that she would prefer *"cladding in keeping with the character of the area"* and not *"cladding similar to Stanley Park rather than non-combustible cladding."*

MOVED BY Mr. Warren Hutt, seconded by Ms. Ann Merritt that the minutes of June 7, 2006 be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT THE MINUTES - NONE

5. REPORTS

5.1 Case 00808: Amendments to the Sackville Drive Secondary Planning Strategy and Land Use By-Law

- A staff report dated June 16, 2006 was before the Committee.

Ms. Thea Langille-Hanna, Senior Planner, provided an overview of the application as outlined in the staff report dated June 16, 2006.

Responding to questions from the Committee, Ms. Thea Langille-Hanna provided the following clarification:

- In regard to possible contradictions between the Sackville Drive SPS (Secondary Planning Strategy) and height restrictions, Ms. Hanna clarified that Page 12 of the staff report is required in the policy to state what can be considered by way of development

agreement. However, some properties may be large and could be considered through a development agreement. The staff report specifies what Council can do as per the standard but there is the option, through a development agreement, to consider unique cases where the setback may be unreasonable. She further clarified that with a development agreement, permission may be granted for no setback over three storeys and the building could go straight up.

Mr. David Grace referenced a letter to the Mayor dated June 14, 2006 from the Sackville Drive Business community indicating that they are “strongly opposed to the 10' setback over three storeys”. Ms. Hanna advised that a development agreement would permit those setbacks to be removed and a public hearing would provide opportunity for comment. Mr. Grace questioned why that option would be offered given that 95% of people will be opposed.

- Regarding a reduction in parking spaces, she advised that options for use of that space would depend on what was being developed as all requirements would have to be met for that specific development such as permeable services and landscaping. She added that the more square footage you add to the building, the more parking spaces required. Any new use of the building would have to meet the parking requirements. The Development Officer may grant a variance but that variance would not be carried over if the use changed. Staff would explain the requirements at the permitting stage.
- In response to concern that the addition of a centre lane on Sackville Drive may reduce the setback requirements, she advised that the setback requirements are measured from the inside part of the sidewalk, between the sidewalk and the right of way, which is a fixed measurement.
- In regard to a concern for green space and removal of 5' from the setback requirement (15' from 20'), she advised that 5' does not make a noticeable difference. She cited the Heritage Credit Union as an example of a 5' setback.

MOVED BY Ms. Ann Merritt, seconded by Ms. Gloria Lowther that the North West Planning Advisory Committee recommend that the North West Community Council recommend that Regional Council:

- 1. Give first reading to consider amendments to the Sackville Drive Secondary Planning Strategy and Land Use By-Law provided in Attachment “A” of the staff report dated June 16, 2006 and schedule a joint public hearing with North West Community Council;**
- 2. Adopt the proposed amendments to the Sackville Drive Secondary Planning**

Strategy and Land Use By-Law provided in Attachment “A” of the staff report dated June 16, 2006.

It is further recommended that the North West Community Council:

1. Give first reading to consider amendments to the Sackville Drive Land Use By-Law provided in Attachment “B” of the staff report dated June 16, 2006 and schedule a joint public hearing with Regional Council;
2. Approve the proposed amendments to the Sackville Drive Land Use By-Law as provided in Attachment “B” of the staff report dated June 16, 2006.

Without a vote being taken on the motion on the floor, it was:

MOVED BY Mr. David Grace that the motion include an amendment to remove the setback over three (3) storeys from the plan. Having no seconder, the **MOTION TO AMEND WAS LOST.**

MAIN MOTION PUT AND PASSED.

Ms. Hanna responded to Councillor Harvey that the time line for the public hearing is as follows: recommendation for first reading/setting a public hearing date - July 20th at the North West Community Council then to Regional Council on August 1st for first reading and setting the public hearing date for early September.

5.2 Case 00624: Development Agreement for Lands North of Larry Uteck Boulevard (Royale Hemlocks Subdivision) and to the West of the Fernleigh Park Subdivision

- A staff report dated June 22, 2006 was before the Committee.

Ms. Thea Langille-Hanna, Senior Planner, provided an overview of the application as outlined in the staff report dated June 22, 2006.

Ms. Hanna responded to requests of clarification from the Committee as follows:

- if the proposed interchange is not built, the additional dwelling units cannot be “occupied”.
- it would not be necessary to return to the NWPAC after the interchange is completed.
- the Developers are paying for over sizing (streets) and the interchange.
- the commercial portion could commence today if Southgate is completed.

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- the interchange will connect to Bedford.
- the interchange is scheduled for completion in 2008-09. The additional dwelling units will probably not be ready by that time (based on an 18-24 month construction period).
- The development will be monitored as per the tracking requirement in Clause 2.16.1 on page 20 of the staff report.
- section 2.12 on page 12 of the staff report clearly articulates that Clayton Developments cannot build their portion prior to the interchange

Mr. Mike Hanusiak, Senior Vice-President, Clayton Developments commented that:

- construction of the road has halted pending information on the grade of the interchange.
- The Halifax Regional Water Commission is anxious to provide water service from Royale Hemlocks to the Larry Uteck area.
- The storm water point of view has to be reviewed as the area is on high ground and any blasting would have to be done at the same time.
- A functional second means of access is important.
- It would be preferable to build the road in stages.

MOVED BY Mr. Walter Regan, seconded by Ms. Ann Merritt that the North West Planning Advisory Committee recommend that the North West Community Council:

- 1. Give Notice of Motion to consider the proposed Development Agreement for Clayton Developments and schedule a joint public hearing between North West Community Council and Chebucto Community Council;**
- 2. Approve the proposed Development Agreement for Clayton Developments as set out in Attachment “A” of the staff report dated June 22, 2006 to permit a mixed commercial and multi-unit development;**
- 3. Require that the Development Agreement be signed and delivered within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

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6.1 Monthly status sheet

- A copy of the Status Sheet was circulated to the Committee.

Ms. Hanna will forward Mr. Regan's concern in regard to the possibility of acidic slate at Timbertrails to Mr. Andrew Bone, Planner. She also confirmed that the joint public hearing regarding Case 00723 will be held on August 8th:

6.2 Decisions of Community Council

Decisions passed at the North West Community Council Meeting of June 7, 2006 were submitted for information purposes only. No discussion ensued.

7. ADDED ITEMS - NONE

8. NEXT REGULAR MEETING DATE

The Committee agreed not to hold a meeting in August. The next meeting will be held in September.

9. ADJOURNMENT

The meeting adjourned at 8:07 p.m.

Chris Newson
Legislative Assistant